139.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,542,600 / 1,542,600
					USE VALUE:	1,542,600 / 1,542,600
					ASSESSED:	1,542,600 / 1,542,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100	-102	BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAUER IRENE L & KRISTEN F
Owner 2:	HUYNH TUNG
Owner 3:	
Street 1:	102 BARTLETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .3 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1921, having primarily Vinyl Exterior and 4257 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13086.000	805,800	5,500	731,300	1,542,600
Total Card	0.300	805,800	5,500	731,300	1,542,600
Total Parcel	0.300	805,800	5,500	731,300	1,542,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.37 /Parcel: 362.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89371
GIS Ref:
GIS Ref:
Insp Date: 05/19/18

!10758!

PREVIOUS ASSESSMENT

Parcel ID: 139.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	805,800	5500	13,086.	731,300	1,542,600		Year end	12/23/2021
2021	104	FV	763,300	5500	13,086.	731,300	1,500,100		Year End Roll	12/10/2020
2020	104	FV	763,200	5500	13,086.	731,300	1,500,000	1,500,000	Year End Roll	12/18/2019
2019	104	FV	648,400	5500	13,086.	772,000	1,425,900	1,425,900	Year End Roll	1/3/2019
2018	104	FV	648,400	5500	13,086.	568,800	1,222,700	1,222,700	Year End Roll	12/20/2017
2017	104	FV	607,900	5500	13,086.	544,400	1,157,800	1,157,800	Year End Roll	1/3/2017
2016	104	FV	607,900	5500	13,086.	503,800	1,117,200	1,117,200	Year End	1/4/2016
2015	104	FV	506,800	5500	13,086.	422,500	934,800	934,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:19:07

LAST REV

Date	Time
11/08/21	11:04:35
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10758

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY MARGARE	19120-127		6/14/1988	Estate/Div	340,000	No	No		Richard Bauer dod 12/30/2012

USER DEFINED

Prior Id # 1:	89371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2019	1961	Add Bath	42,000	O				
1/22/2002	27	New Wind	1,800	C				4 NEW WINDOWS
5/20/1997	259	Add Bath	10,000					ADD BATH CLOSET
6/13/1996	253	Manual	6,700					REROOF PORCHES
9/26/1995	567	Porch	18,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2021	Owner update	JO	Jenny O
5/19/2018	Inspected	HS	Hanne S
5/15/2018	Meas/Inspect	CC	Chris C
12/2/2008	Meas/Inspect	336	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
4/12/2000	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13086		Sq. Ft.	Site		0	90.	0.62	10									731,318						731,300	

Total AC/HA:	0.30041	Total SF/SM:	13086	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	731,318	Spl Credit		Total:	731,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.92415142
Const Adj.:	1.00739920
Adj $ / SQ:	139.648
Other Features:	164600
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	989969
Depreciation:	184134
Depreciated Total:	805835

COMMENTS

2OF= SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

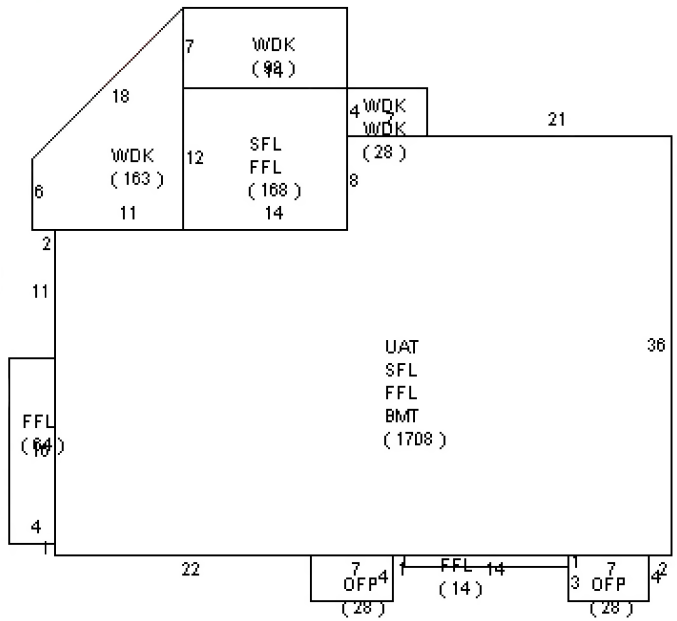
No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.97
Special Features:	0	Val/Su Net:	127.14
Final Total:	805800	Val/Su SzAd	210.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,954	139.650	272,873
SFL	Second Floor	1,876	139.650	261,980
BMT	Basement	1,708	41.890	71,556
UAT	Upper Attic	427	97.750	41,741
WDK	Deck	317	9.220	2,923
OFP	Open Porch	56	44.330	2,482

Net Sketched Area:	6,338			Total:	653,555
Size Ad	3830	Gross Area	7619	FinArea	4257

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X20	A	AV	1930	20.68	T	40	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500

IMAGE

AssessPro Patriot Properties, Inc